Document No. 4029
Voted at Meeting of 12/18/80

BOARD OF APPEAL REFERRALS December 18, 1980

1. Z-4929 Charles & Eileen O'Connell
40 Bostonia Avenue, Brighton

2. Z-4931 Hartford Realty Trust
Hyde Park Savings Bank, Tenant
1065 Truman Highway, Hyde Park

3. Z-4938 Fred Battista
156 Liverpool Street, East Boston

4. Z-4955 Robert Strelitz
185 Webster Street, East Boston

5. Z-4957 Anna L. Caso
13 Mt. Vernon Street, Charlestown

6. Z-4958 Atacap Realty Trust
99 Fairmount Avenue, Hyde Park

7. Z-4963 Northeastern University
55 Forsyth Street, Boston

8. Z-4965 Little Scholars' Workshop, Inc.
30 Harvard Avenue, Dorchester

9. Z-4968 Winsor School
101 Pilgrim Road, Boston

10. Z-4969 Arenberg-Sage, Inc.
92A-98 Green Street, Jamaica Plain

11. Z-4971 108 Lincoln Street Trust
104-114 Lincoln Street, Boston

12. Z-5010 Peter J. Mulhern
357 Tremont Street, Boston

13. Z-5014 Ifco Realty Corp.
727-731 Boylston Street, Boston

14. Z-5016 Real Property Department
Crispus Attucks Children's Center, Inc.
101-105 Crewford Street, Roxbury

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15.	Z-5018	Dorothy A. Roche 55 Harding Road, Roslindale
16.	Z-5020	Jeff Libert 32 Anderson Street, Boston
17.	Z-5035	Penn Central Railroad 25 Northern Avenue, Boston
18.	Z-5045	Church of Our Saviour, Inc. 814 South Street, Roslindale

MEMORANDUM DECEMBER 18, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 12/16/80

Z-4929
Charles & Eileen O'Connell
40 Bostonia Avenue, Brighton
at Regent Street

2-story structure.

District(s): apartment_____ general business_____ industrial_____
residential R-.5 local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: Erect 8' x 75' stockade fence on left side of two-family dwelling.

Violation(s):

Section	Required	Proposed
19-1. Fences higher than six feet not permitted in side yard.		

Proposed eight foot high stockade fence is unwarranted in a residential neighborhood. Little City Hall and abuttors are opposed. However a reduction in height to six feet would be acceptable. Recommend denial as submitted.

VOTED: In reference to Petition Z-4929, brought by Charles & Eileen O'Connell, 40 Bostonia Avenue, Brighton, for a variance to erect an 8' x 75' fence in a residential (R-.5) District, the Boston Redevelopment Authority recommends denial as submitted. Proposed eight foot high stockage fence is unwarranted in a residential neighborhood. Little City Hall and abuttors are opposed. However, a reduction in height would be acceptable.

Z-4929
40 BOSTONIA AVE.
(BRI.)
NORTH CRESCENT
SOUTH CRESCENT
BOSTONIA
AVENUE
CIRCUIT
ROAD
STREET
LANGLEY
WASHINGTON
FAIRBANKS
FRANCES
TER
GREYMERE
REGAL
LARCH
KENRICK
NONANTUM
BRAYTON
BRICK
MARGO
PARKING
CENACLE CONVENT
METHODIST CHURCH
GALLAGHER MEMORIAL PARK
CHANDLER'S POND
EXTENSION

Board of Appeal Referrals 12/18/80

Z-4931
Hartfield Realty Trust
Hyde Park Savings Bank (Tenant)
1065 Truman Parkway, Hyde Park
near Wakefield Avenue

Hearing: 12/16/80

One-story structure.

District(s):			
apartment	general business	industrial	
residential	local business L-.5	waterfront	
single family		manufacturing	

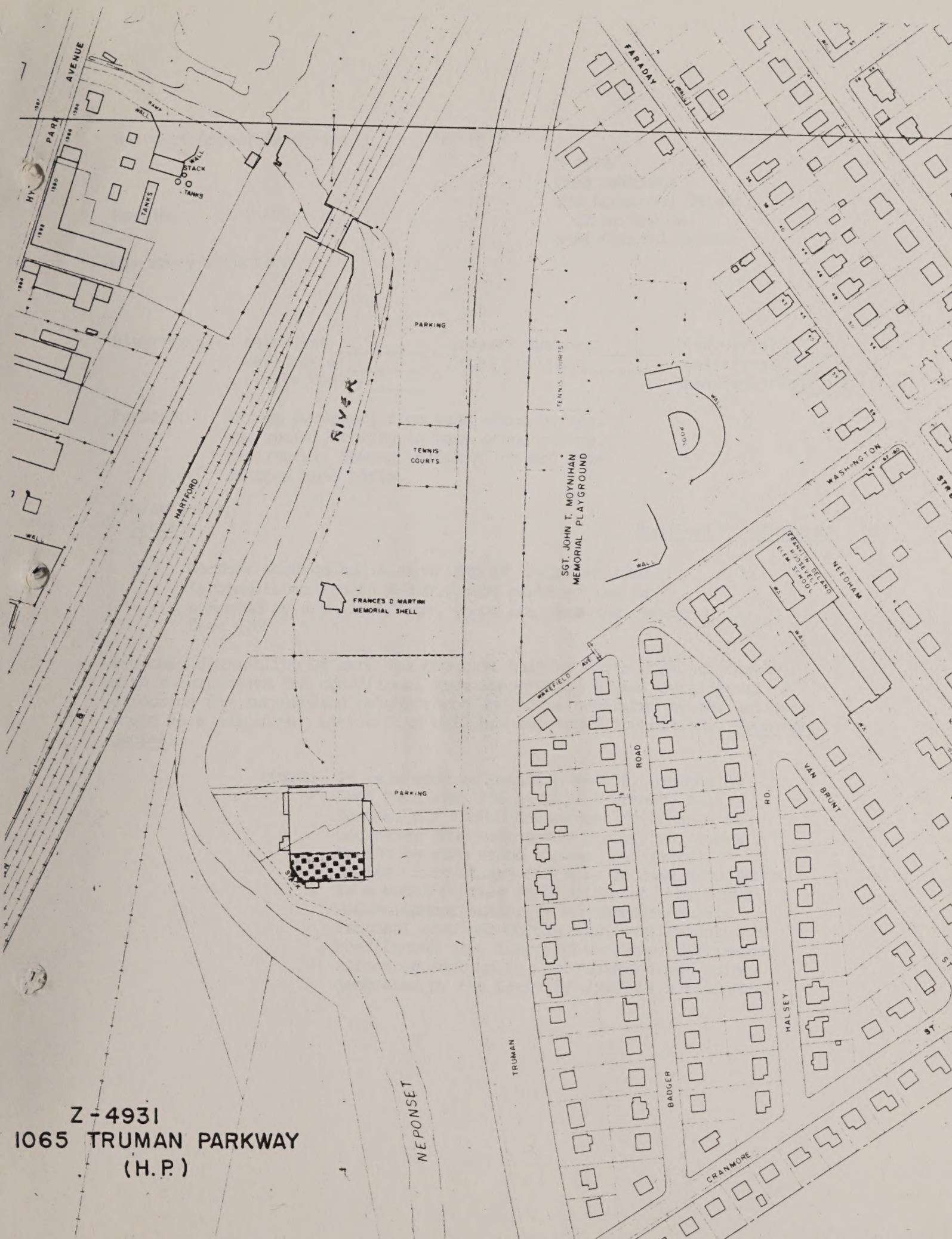
Purpose: Erect drive-up window addition to existing bank.

Violation(s):

Section		Required	Proposed
8-6.	Change in a pre-existing conditional use requires Board of Appeal approval.		

Bank is located within a small commercial plaza. It is proposed to relocate existing drive-up window in new side addition. Redesign will create less traffic problems and provide more efficient service. Recommend approval with proviso.

VOTED: In reference to Petition Z-4931, brought by Hartfield Realty Trust and Hyde Park Savings Bank, 1065 Truman Parkway, Hyde Park for a conditional use to erect a drive up window addition to existing bank in a Local Business (L-.5) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Z-4931
1065 TRUMAN PARKWAY
(H.P.)

Board of Appeal Referrals 12/18/80

Z-4938
Fred Battista
156 Liverpool Street,
East Boston
Near Central Square

Hearing: 12/16/80

One-story structure.

District(s): apartment_____ general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing M-2

Purpose: Change occupancy from wash stand garage, car rental, towing to wash stand garage, car rental, towing, dismantling and sale of used auto parts.

Violation(s):

Section	Required	Proposed
8-7. Outdoor storage and dismantling of motor vehicles is conditional in an M-2 District provided use is screened by a wall or tight fence not less than seven feet high.		

Proposed dismantling of cars for eventual sale of parts does not comply with requirements for conditional use: inappropriate use, detrimental effect on the surrounding neighborhood and noise generated by the activity would be a nuisance. Little City Hall has expressed opposition. Recommend denial.

VOTED: In reference to Petition Z-4938, brought by Fred Battista, 156 Liverpool Street, East Boston, for a conditional use for change of occupancy from wash stand garage, car rental, towing to wash stand garage, car rental, towing, dismantling and sale of used auto parts in a Manufacturing (M-2) District, the Boston Redevelopment Authority recommends denial. Proposal does not comply with requirements for conditional use: inappropriate use, detrimental effect on surrounding neighborhood and noise generated by the activity would be a nuisance.

Z-4938
156 LIVERPOOL ST.
(E.B.)
PIERHEAD LINE
BULKHEAD LINE
APPROX.
DRY DOCK
DRY DOCK
DECATUR STREET
BORDER STREET
MAVERICK STREET
NEW STREET
LIVERPOOL STREET
LONDON STREET
HAVRE STREET
PARIS STREET
GOVE STREET
PORTER STREET
LONDON STREET
SUMNER TUNNEL ENTRANCE
CALLAHAN TUNNEL EXIT
TOLL GATE
ALSO KNOWN AS WILLIAM C. KELLY SQUARE
CENTRAL SQUARE
SARATOGA STREET
BENNINGTON STREET
FIRST PRESBYTERIAN CHURCH
FITTON SCHOOL
MUNICIPAL GYMNASIUM AND BATHS
PLAYGROUND
LAYMAN SCHOOL
OHEL JACOB SYNAGOGUE

Board of Appeal Referrals 12/18/80

Z-4955
Robert Strelitz
185 Webster St.,East Boston
near Brigham Street

Hearing: 12/16/80.

3 1/2 story structure.

District(s): apartment H-1-40 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from four to five apartments; erect shed dormer addition.

Violation(s):

Section		Required	Proposed
8-7.	Any dwelling converted for more families which does not meet the requirements of lot area is forbidden in an H-1-40 District.		
14-2.	Lot area is insufficient.		
15-1.	Floor area ratio is excessive.		

Proposed conversion would not adversely affect the residential character of the neighborhood. Neighbors and Little City Hall support proposal.

It appears that the rear dormer addition would exceed the forty foot height limit. No plans have been submitted. Neighborhood reaction is mixed.

Recommend approval of change of occupancy. Denial of dormer addition.

VOTED: In reference to Petition Z-4955, brought by Robert Strelitz, 185 Webster Street, East Boston, for a forbidden use and two variances for change of occupancy from four to five apartments and erect shed dormer addition in an Apartment (H-1-40) District, the Boston Redevelopment Authority recommends approval of change of occupancy and denial of dormer addition. Conversion would not adversely affect the residential character of the neighborhood. It appears that the rear dormer addition would exceed the forty foot height limit. No plans have been submitted.

LOGAN
Z-4955
185 WEBSTER ST.
(T.A.E.B.)
HANGER
AIRPORT
ROAD
SERVICE
STRIP
MAVERICK
EVERETT
GENEVA
VENICE STREET
WELLINGTON STREET
STREET
SUMNER
WEBSTER
COTTAGE
BELMONT
OUR LADY OF THE ASSUMPTION CHURCH
LAMSON COURT
CASTLE CT.
MANOR STREET
PLAYGROUND
HOOPER COURT
SUMNER PL.
OUR LADY OF THE ASSUMPTION SCHOOL
PUBLIC ALLEY No 9001
SEAVER STREET
BRIGHAM STREET
SAMUEL ADAMS SCHOOL
MARGINAL
PUBLIC ALLEY 9001
BOSTON
AND
ALBANY
RAILROAD
CONVEYOR
ENCLOSED
BABE RUTH
ALNA PLACE
LAMSON PARK
JEFFRIES
PRIVATE

Board of Appeal Referrals 12/18/80

Z-4957
Anna L. Caso
13 Mt. Vernon St.,Charlestown
near Mt. Vernon Ave.

Hearing: 12/16/80

Two-story masonry structure.

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

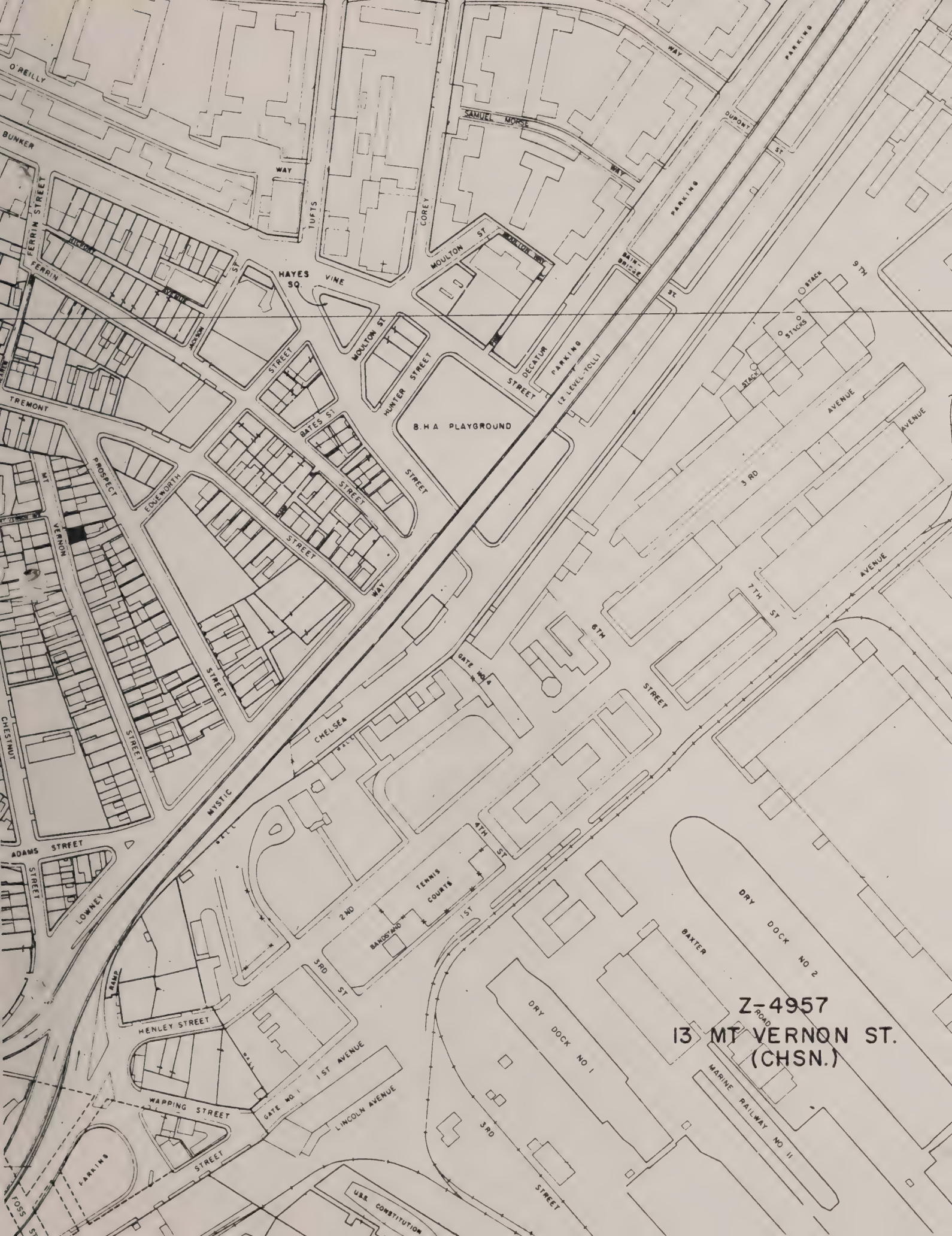
Purpose: Change occupancy from one to to three-family dwelling.

Violation(s):

Section		Required	Proposed
8-7.	Any dwelling converted for more families which does not meet the requirements of lot area is forbidden in an H-1 District.		
14-2.	Lot Area is insufficient.		

Proposal is consistent with residential character of the neighborhood. However parking is a serious problem on Mt. Vernon Street. Petitioner must provide off-street parking for tenants. Recommend approval with proviso.

VOTED: In reference to Petition Z-4957, brought by Anna L. Caso, 13 Mt. Vernon Street, Charlestown, for a forbidden use and a variance for change of occupancy from one to three family dwelling in an Apartment (H-1) District, the Boston Redevelopment Authority recommends approval with proviso that petitioner provide off-street parking for tenants.



Z-4957
13 MT VERNON ST.
(CHSN.)

Board of Appeal Referrals 12/18/80

Z-4958
Atacap Realty Trust
99 Fairmount Ave.,Hyde Park
near Nott Street

Hearing: 1/6/81.

Approximately 22,000 sq.ft. of land

District(s): apartment_____ general business_____ industrial_____
residential R-.5 local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: Erect a 105' x 50' five unit commercial structure - stores, offices and beauty parlor.

Violation(s):

Section		Required	Proposed
8-7.	Stores, offices and beauty parlor are forbidden in an R-.5 District.		
18-4.	Front yard is insufficient.		
19-1.	Side yard is insufficient.		
20-1.	Rear yard is insufficient.		

Earlier this year Authority recommended denial of similar petition; Board of Appeal denied without prejudice because of possible reconstruction of Fairmoutn Avenue bridge adjacent to the site.

Presently the plans for bridge and approach repair are in design stages. Preliminary designs have the approach from the north side of Fairmount Avenue substantially raised as it passes this property.

Previous proposed facility contained a function hall which nearby residents opposed. This building will contain five small stores compatible with the local business facilities on Fairmount Ave. However, adequate off-street parking must be provided. Recommend approval with proviso.

VOTED: In reference to Petition Z-4958, brought by Atacap Realty Trust, 99 Fairmount Avenue, Hyde Park, for a forbidden use and three variances to erect a five-unit commercial structure in a Residential (R-.5) District, the Boston Redevelopment Authority recommends approval only if adequate off street parking is provided. Presently the plans for Fairmount Avenue bridge and approach repair are in design stages to be completed in approximately six months. Preliminary designs have the approach from the north side of Fairmount Avenue substantially raised as it passes this property.

Z-4958
99 FAIRMONT AVE
(H.P.)
MOST PRECIOUS BLOOD SCHOOL
MOST PRECIOUS BLOOD CHURCH
PARKING
CHRIST EPISC CHURCH
FIRST BAPTIST CHURCH
OAK STREET
MAPLE STREET
PINE STREET
WALNUT STREET
FAIRMOUNT AVENUE
PINGREE STREET
DANA AVENUE
FACTORY STREET
JACKSON STREET
RIVER
DAVIDSON
PIERCE
MOTT STREET
SECOND NEW WAY
THIRD NEW WAY
RAILROAD ST
COURT
WOODLAND
HARTFORD
NEW HAVEN
HIGHWAY
TRUMAN
BROOK
WALNUT PL

Board of Appeal Referrals 12/18/80

Z-4963
Northeastern University
55 Forsyth Street, Boston
at Huntington Avenue

Hearing: 1/20/81.

University Complex.

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Erect four-story structure - classrooms, lecture rooms, offices, meeting rooms, lounges, library, research & storage space.

Violation(s):

Section		Required	Proposed
8-7.	Degree granting university is conditional in an H-2 District.		
8-7.	Library accessory to a degree granting university is conditional in an institutional district.		
18-1.	Front yard is insufficient.		
21-1.	Setback of parapet is insufficient.		
21-1.	Loading bays are insufficient.		

Proposal is consistent with University's master plan. New classrooms will replace those eliminated by demolition of obsolete buildings. Expansion is within the "Northeastern Area" as defined by FENPAC - Northeastern Memorandum of Understanding. Recommend approval with provisos.

VOTED: In reference to Petition Z-4963, brought by Northeastern University, 55 Forsyth Street, Boston, for two conditional uses and three variances to erect a four-story university structure in an Apartment (H-2) Institutional District, the Boston Redevelopment Authority recommends approval with the following provisos: that Northeastern University with FENPAC develop a plan within three months from date of Board of Appeal decision indicating affirmative steps to return at least twenty units currently owned and used in whole or in part by Northeastern for undergraduate student housing to non-university controlled uses. Delivery by Northeastern will occur within two years pending satisfactory creation or identification of a development entity and arrangement of financing. Development of plan will be coordinated by the Boston Redevelopment Authority and the Neighborhood Development Agency. Northeastern University will not lease additional housing units within the "Fenway Community Area" (as defined in Memorandum of Understanding, FENPAC and Northeastern, October 18, 1976) except in special or emergency situations which are defined as fire or other natural catastrophies or termination of existing lease arrangements in the Fenway Community Area; that in the next two years Northeastern will not enter into any agreement to lease more than 50% of units of any particular building not currently leased by the University in the Fenway Community Area except by mutual agreement by FENPAC and Northeastern; following the academic year beginning in September, 1982 Northeastern must begin to reduce the number of units leased (as of January 1, 1981) in the Fenway Community Area.

Z-4963
55 FORSYTH ST
(B.P.)
BAY
FORSYTH
WAY
MONUMENT
PARKING
PARK
STREET
ST STEPHEN
OPERA
AVENUE
RESERVATION
FENCOURT
ST
HEMENWAY
MUSEUM
HUNTINGTON
MUSEUM OF FINE ARTS
PARKING AREA
PENWAY
MUSEUM
ROAD
SCHOOL OF THE MUSEUM OF FINE ARTS
GREENLEAF
STREET
FIELD
ST
ROAD
STREET
NICKERSON CHILDREN'S HOME
PARKING AREA
STACK
PIPELINES
STREET
HUNTINGTON
AVENUE
RUGGLES
PARKING AREA
WENTWORTH INSTITUTE
GREEK ORTHODOX
PARKER
STREET
TAVERN
STREET
STREET

Board of Appeal Referrals 12/18/80.

Z-4965
Little Scholars' Workshop Inc.
30 Harvard Street, Dorchester
at Chamberlain St.

Hearing: 1/6/81.

Two-story structure.

District(s):			
apartment		general business	industrial
residential	R-.8	local business	waterfront
single family			manufacturing

Purpose: Change occupancy from one apartment and day care center for 50 children to day care center for 60 children and accessory offices.

Violation(s):

Section		Required	Proposed
8-6.	At variance with previous decision of Board of Appeal.		
8-7.	Accessory office is forbidden in an R-.8 District.		

Proposed capacity increase will help accommodate families in need of subsidized day care. Conversion of apartment to office will provide needed space for daily operational function of facility. Recommend approval.

VOTED: In reference to Petition Z-4965, brought by Little Scholars' Workshop Inc., 30 Harvard Street, Dorchester, for a forbidden use and variance for change of occupancy from one apartment and day care center for fifty children to day care center for sixty children and accessory offices in a Residential (R-.8) District, the Boston Redevelopment Authority recommends approval. Proposal will help meet request of Mass. Department of Social Services and provide needed space for daily operational functions.

Z-4965
30 HARVARD ST.
(DOR.)
HARVARD
CHAMBERLAIN
ROAD
PLAYGROUND
HOLMES SCHOOL
OLIVER WENDELL JUNIOR HIGH
PLAYGROUND
CHAMPLAIN SCHOOL
GREENWOOD MEMORIAL CHURCH
JOHN MARSHALL EL. SCHOOL
GREENBRIER
CLAYBOURNE
BOWDOIN
AVENUE
STREET
ROAD
PATH
CROWN
TONAWANDA
BLOOMFIELD
LINDSEY
LARCHM
ORCHARDALE ST
COHONA
WESTVILLE
DAKOTA
GAYLORD
ALGONQUIN
BRADLEE
ARVALE
RIPLEY
SHAFTER
THANE
SPENCER
HARVARD PL.
WALL

Board of Appeal Referrals 12/18/80

Z-4968
Winsor School
101 Pilgrim Road, Boston
at Short Street

Hearing: 1/6/81.

Vacant land.

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Use premises for private parking for students, faculty and staff of Winsor School - 24 cars.

Violation(s):

Section		Required	Proposed
8-7.	Accessory parking lot is conditional in a restricted parking district.		
18-1.	Front yard is insufficient. (Pilgrim Rd.)		
18-4.	Front yard is insufficient (Short St.)		

Pilgrim Road and Short Street are narrow streets with parking problems. Proposal will partially alleviate these acute conditions. Recommend approval.

VOTED: In reference to Petition Z-4968, brought by Winsor School, 101 Pilgrim Road, Boston, for a conditional use and two variances to use premises for private parking in an Apartment (H-2) District, the Boston Redevelopment Authority recommends approval. Proposal will tend to alleviate acute parking congestion on Pilgrim Road and Short Street.

RIVER
WHEE
LOCK
RIVERWAY
COLLEGE
ROAD
SIMMONS
COLLEGE
RESIDENCE
CAMPUS
AVENUE
EMMANUEL
COLLEGE
PARKING
BROOKLINE
BOSTON
WINSOR
SCHOOL
SHORT
STREET
PARKING AREA
TENNIS
COURTS
PLAYGROUND
PLYMOUTH
STREET
LONGWOOD
STREET
MUDDY
RIVERWAY
AUTUMN
STREET
PARKING AREA
DEACONESS
HOSPITAL
PILGRIM
ROAD
BROOKWOOD
ROAD
HUNTINGTON
AVENUE
BETH
ISRAEL
HOSPITAL
BINNEY STREET
BLACKFAN ST
Z-4968
101 PILGRIM RD.
(B.P.)

Board of Appeal Referrals 12/18/80

Z-4969
Arenberg-Sage Inc.
92A-98 Green Street
Jamaica Plain
near Lamartine Street

Hearing: 1/6/81

Two-story frame structure.

District(s): apartment_____ general business_____ industrial_____
residential_____ local business L-1 waterfront_____
single family_____ manufacturing_____

Purpose: Change occupancy from stores and offices to two apartments and store.

Violation(s):

Section		Required	Proposed
14-1.	Lot area is insufficient		
17-1.	Open space is insufficient		
19-1.	Side yard is insufficient		
20-1.	Rear yard is insufficient		

Uses have existed for several years, consistent with the residential-institutional-commercial character of the neighborhood. Recommend approval.

VOTED: In reference to Petition Z-4969, brought by Arenberg-Sage Inc., 92A-98 Green Street, Jamaica Plain, for five variances for change of occupancy from stores and offices to two apartments and store in a Local Business (L-1) District, the Boston Redevelopment Authority recommends approval. Uses have existed for several years, consistent with the residential-institutional-commercial character of the neighborhood.

Z-4969
92-92A GREEN ST
(J.P.)
PLAYGROUND
BOWDITCH SCHOOL
CENTRAL CONGREGATIONAL CHURCH
POLICE DIV 13
LAMARTINE
CHESTNUT
GREEN
STARK
SEAVERNS
ALVESTON ST
WARREN
MAPLE
BROWN
HARRIS
ST JOHN
LESTER PL
GREENVIEW
PARLEY
FESSENDEN
BILTMORE
OAKDALE
CERINA ROAD
GORDON
ELM
REVERE
ROANOKE
WOOLSEY
AMORY
ALFRED STREET
ALVESTON TER
LAMARTINE TER
MONTVALE
LAWNDALE

Board of Appeal Referrals 12/18/80

Z-4971
108 Lincoln Street Trust
104-114 Lincoln Street
Boston
at Tufts Street

Hearing: 1/6/81

Six-story structure.

District(s): apartment_____ general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing M-8

Purpose: Change occupancy from mercantile to 26 apartments and ten parking facilities.

Violation(s):

Section		Required	Proposed
8-7.	Multi-family dwelling is conditional in an M-8 District.		

Proposed apartment units are consistent with residential development in the Downtown-Waterfront-Fort Point Channel areas. Parking facilities will be provided in basement. Recommend approval with provisos.

VOTED: In reference to Petition Z-4971, brought by 108 Lincoln Street Trust, 104-114 Lincoln Street, Boston, for a conditional use for change of occupancy from mercantile to 26 apartments and ten parking facilities in a Manufacturing (M-8) District, the Boston Redevelopment Authority recommends approval with the following provisos: that first floor street level be used for commercial purposes only; that plans be submitted to the Authority for design review.

Z-4971
104-114 LINCOLN ST.
(B.P.)

Board of Appeal Referrals 12/18/80

Hearing: 1/6/81.

Z-5010
Peter J. Mulhern
357 Tremont Street, Boston
at Church Street

Gas service station.

District(s): apartment_____ general business B-4 industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: Remove four existing underground gasoline storage tanks (total 8000 gallons) and replace with three 10,000 gallon tanks.

Violation(s):

Section	Required	Proposed
8-6. Increase in conditional use requires Board of Appeal hearing.		

Larger storage tanks with new vapor recovery systems will replace those that are obsolete and allow for decrease in bulk deliveries to site. Recommend approval with provisos.

VOTED: In reference to Petition Z-5010, brought by Peter J. Mulhern, 357 Tremont Street, Boston, for a conditional use to remove four existing underground gasoline storage tanks and install three 10,000 gallon tanks in a General Business (B-4) District, the Boston Redevelopment Authority recommends approval with the following provisos: that facility comply with Board of Appeal guidelines for gas service stations; that missing enamel panels and broken window be replaced; that stockade fence be repaired; that any renovation plans be submitted to the Authority for design review.

Z-5010
357 TREMONT ST.
(B.P.)
TURNPIKE
HERALD
STREET
CORNING
CHANDLER
TREMONT
WASHINGTON
BROADWAY
(TOLL)
EXT
COBB
MAYO
CHERRY
WATERFORD
BRAWMUT
HARRISON
WILLIAM E MULLINS
RICHARD KILEY PLAYGROUND
CHERRY STREET PLAYGROUND
BAY ST
KIRKLAND
WHEELER ST
OAK
PINE

Board of Appeal Referrals 12/18/80.

Z-5014
Ifco Realty Corp.
727-731 Boylston Street, Boston
near Exeter Street

Hearing: 1/6/81.

5 1/2 story structure.

District(s): apartment_____ general business B-10-155 industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: Expand existing restaurant to include second floor; increase capacity.

Violation(s):

Section	Required	Proposed

Restaurant is conditional in a B-10-155 District.

Restaurant presently occupies one half of the building's first floor. Expansion would relieve congestion at peak hours. Recommend approval with provisos.

VOTED: In reference to Petition Z-5014, brought by Ifco Realty Corp., 727-731 Boylston Street, Boston, for a conditional use to expand existing restaurant in a General Business (B-10-155) District, the Boston Redevelopment Authority recommends approval with the following provisos: that there be no increase in bar area or its capacity; that restaurant expansion not exceed 50% of existing capacity(approximately fifty persons).

Z-5014
727-731 BOYLSTON ST.
(B.P.)
MAP. BOROUGH
DARTMOUTH
CLARENDON
WALK
CHURCH OF THE COVENANT
FIRST BAPTIST CHURCH
COMMONWEALTH
COMMONWEALTH
PARKING
ALLEY
PRINCE SCHOOL
NEWBURY
COPLEY METHODIST CHURCH
OLD SOUTH CHURCH
COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF EDUCATION
BOYLSTON
STREET
COPLEY SQUARE
TRINITY CHURCH
TRINITY PLACE
PROVIDENCE
CITY OF BOSTON PARKING FACILITY UNIT NO 4
AVE.
ST JAMES
JOHN HANCOCK MUTUAL LIFE
PARKING AREA
PARKING AREA
CLARENDON
EXETER
BLAGDEN
STREET
DOWN RAMP
AVENUE
TRINITY
PLACE
ALLEY

Board of Appeal Referrals 12/18/80

Z-5016
Real Property Department
Crispus Attucks Childrens' Center Inc.
101-105 Crawford Street, Roxbury

Hearing: 1/6/81.

One-story structure.

District(s): apartment_____ general business_____ industrial_____
residential R-.8 local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: Increase capacity of existing pre-school day care center from 105 to 130 children.

Violation(s):

Section		Required	Proposed
8-6.	Change in a pre-existing conditional use requires Board of Appeal approval.		
8-7.	Day care center is conditional in an R-.8 District.		

Increase would help accommodate State Department of Social Services request to provide facilities for low income children. No adverse impact. Recommend approval.

VOTED: In reference to Petition Z-5016, brought by Real Property Department and Crispus Attucks Childrens' Center Inc., 101-105 Crawford Street, Roxbury, for two condiional uses to increase capacity of existing pre-school day care center in a Residential (R-.8) District, the Boston Redevelopment Authority recommends approval. Increase would help accommodate State Department of Social Services request to provide facilities for low income children. No adverse impact.

HARDMAN ROAD
PARK ROAD
AVENUE
AVENUE
ABBOTSFORD
RUTHVEN
STREET
WALNUT
HOMESTEAD
SEAVER
STREET
HUTCHINGS
ST.
WAUMBECK
STREET
CRAWFORD
STREET
WOLFE SQ
HAROLD
HOWLAND
STREET
CRAWFORD
STREET
AVENUE
STREET
FRANKLIN
STREET
NUMBOLDT
STREET
STREET
Z-5016
101-105 CRAWFORD ST.
(ROX.)

Board of Appeal Referrals 12/18/80

Z-5018
Dorothy A. Roche
55 Harding Road, Roslindale
near Stella Road

Hearing: 1/13/81.

One-story frame structure.

District(s): apartment_____ general business_____ industrial_____
residential R-.5 local business_____ waterfront_____
single family_____ manufacturing_____

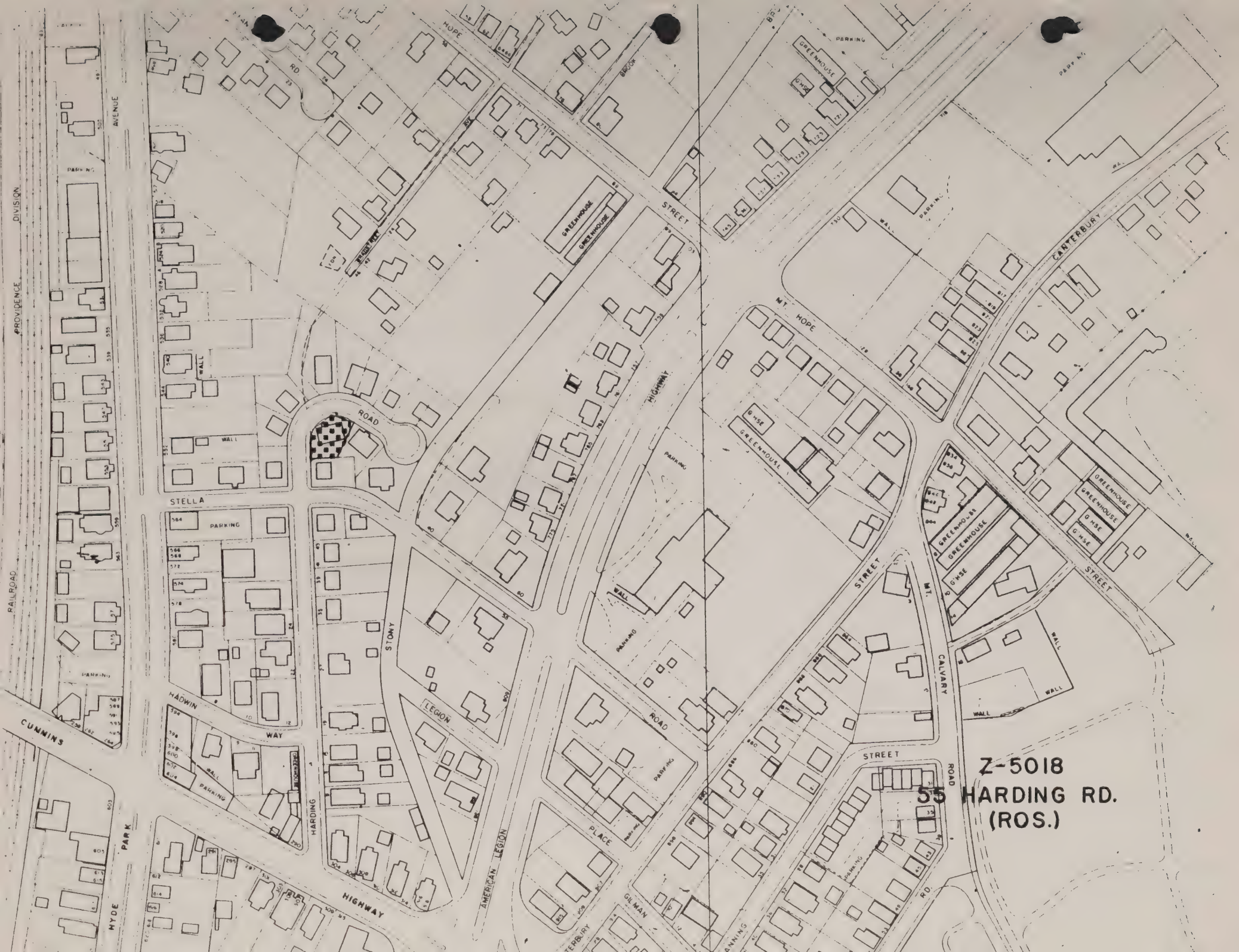
Purpose: Erect one-story addition to one-family dwelling.

Violation(s):

Section	Required	Proposed
20-6. Rear yard is insufficient.		

Addition to rear of dwelling would be used for den. Abuttors and Little City Hall have no objections. Recommend approval.

VOTED: In reference to Petition Z-5018, brought by Dorothy A. Roche, 55 Harding Road, Roslindale, for a variance to erect a one-story addition to a one-family dwelling in a Residential (R-.5) District, the Boston Redevelopment Authority recommends approval. Rear den addition would not have an adverse effect on this low density neighborhood.


Z-5018
55 HARDING RD.
(ROS.)
HARDING
HADWIN
WAY
STELLA
ROAD
STONY
LEGION
AMERICAN LEGION
HIGHWAY
CUMMINS
HYDE PARK
PROVIDENCE
DIVISION
AVENUE
RAILROAD
MT. HOPE
STREET
CANTERBURY
CALVARY
PLACE
GILMAN
PARKING
GREENHOUSE
G'HSE
WALL

Board of Appeal Referrals 12/18/80

Z-5020
Jeff Libert
32 Anderson St., Boston
near Phillips Street

Hearing: 1/6/81.

Five-story structure.

District(s): apartment H-2-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Construct bedroom-bathroom on ground floor of three apartment structure; erect rear deck addition.

Violation(s):

Section		Required	Proposed
15-1.	Floor area ratio is excessive.		
20-1.	No structure allowed in required rear yard.		

Bedroom-bath addition to ground floor of three-unit apartment dwelling will have no impact.

However because of limited open space in this high density area the proposed rear deck addition could adversely affect light, air and privacy of adjacent residences. Recommend approval of bedroom-bath addition and denial of deck addition.

VOTED: In reference to Petition Z-5020, brought by Jeff Libert, 32 Anderson Street, Boston, for two variances to construct bedroom-bathroom and erect rear deck addition in an apartment (H-2-65) District, the Boston Redevelopment Authority recommends approval of bedroom-bath addition which would have no impact and denial of rear deck addition. Open space is very limited in this high density area and deck addition could adversely affect light, air and privacy of adjacent residences.

Z-5020
32 ANDERSON ST.
(B.P.)
MYRTLE
STREET
LOUISBURG
SQUARE
CEDAR
WALNUT
WILLOW
SPRUCE
BRANCH
LIME
CHESTNUT
BYRON
BEACON
MT VERNON
PLACE
JOY PLACE
MONUMENT
POND
FROG
ANDERSON
GARDEN
SMITH COURT
JOY
CARNEGIE INSTITUTE
BOSTON SCHOOL COMMITTEE ANNEX
CHARLES RIVER
RIVER

Board of Appeal Referrals 12/18/80.

Z-5035
Penn Central Railroad
25 Northern Avenue, Boston
at Sleeper Street

Hearing: 1/6/81.

Seven acres of vacant land.

District(s):					
	apartment		general business		industrial
	residential		local business		waterfront W-2
	single family				manufacturing M-4

Purpose: Use premises for parking of 680 cars for fee.

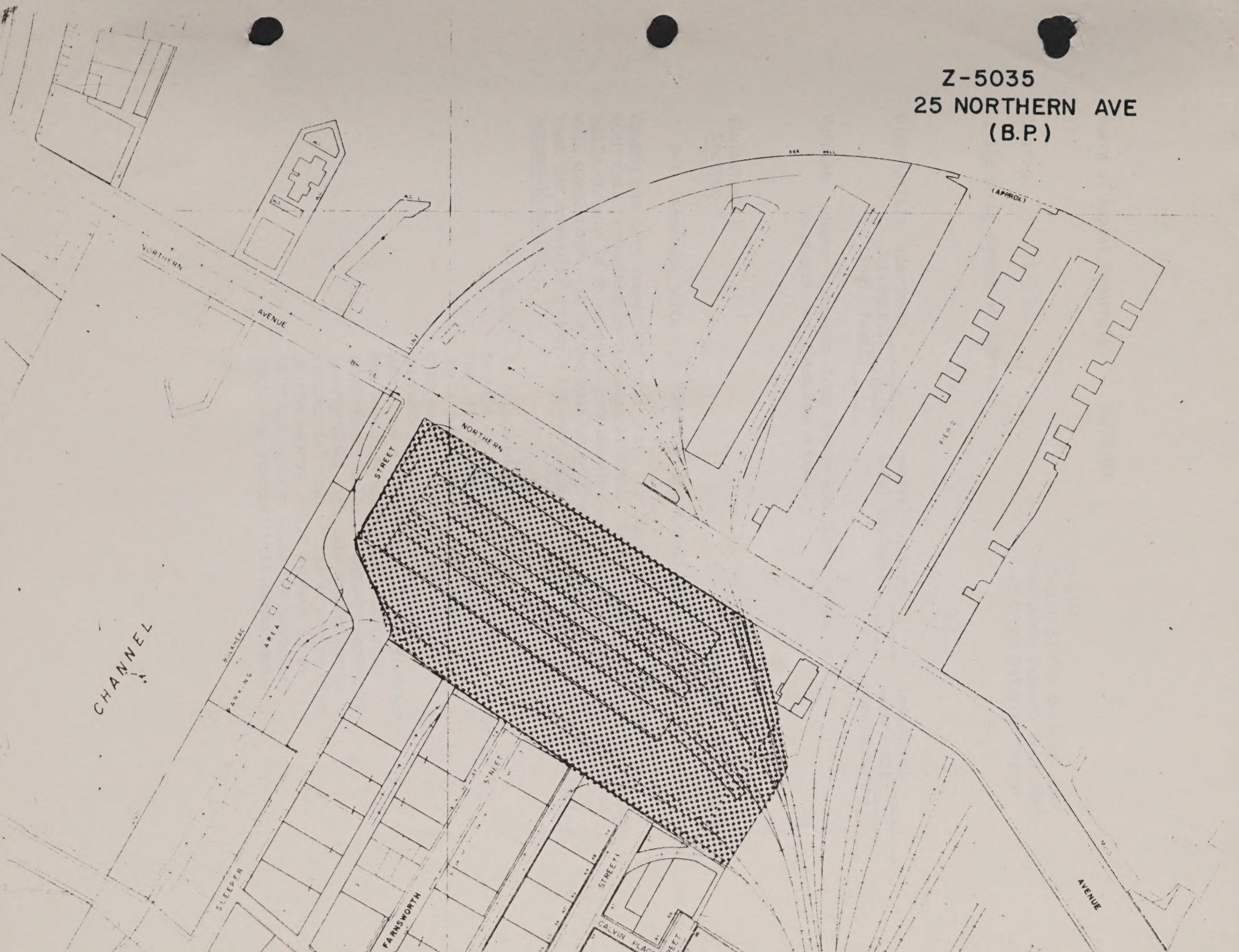
Violation(s):

Section		Required	Proposed
8-7.	Parking lot is conditional in a restricted parking district.		

In June 1977, Penn Central Railroad proposed a 604-car parking lot at 125 Northern Avenue. Board of Appeal concurred with Authority recommendation of denial.

Current proposal is contrary to Federal, State and City policy to discourage commuter parking in the central core, does not comply with conditions required for approval in a restricted parking district and would tend to encourage traffic to use nearby South Boston residentail streets. Recommend denial.

VOTED: In reference to Petition Z-5035, brought by Penn Central Railroad, 25 Northern Avenue, Boston, for a conditional use to use premises for parking of 680 cars for fee in Manufacturing (M-4) and Waterfront (W-2) Districts, the Boston Redevelopment Authority recommends denial. Proposal is contrary to Federal, State, and City policy to discourage commuter parking in the central core, does not comply with conditions required for approval in a restricted parking district and would tend to encourage traffic to use nearby South Boston residential streets.


Z-5035
25 NORTHERN AVE
(B.P.)
NORTHERN AVENUE
NORTHERN STREET
CHANNEL
SLEEPER STREET
FARNSWORTH STREET
CALVIN PLACE
AVENUE
(APPROX)

Board of Appeal Referrals 12/18/80.

Z-5045
Church of Our Saviour, Inc.
814 South Street, Roslindale
at South Fairview Street

Hearing: 1/6/81.

1 1/2 story church structure.

District(s): apartment_____ general business_____ industrial_____
residential R-.5 local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: Change occupancy from church and sexton's quarters to church and language school.

Violation(s):

Section	Required	Proposed
8-7. Language school is forbidden in an R-.5 District.		

Church has been vacant for past year. Language school is incompatible with this predominnatly residential area. Traffic and parking on the narrow, hilly streets is an existing problem which the school's staff and students will exacerbate. It is the opinion of the Roslindale Little City Hall that the community strongly opposes this proposed use of the church building. Recommend denial.

VOTED: In reference to Petition Z-5045 brought by Church of Our Saviour Inc. 814 South Street, Roslindale, for a forbidden use for change of occupancy from church and sexton's quarters to church and language school in a Residential (R-.5) District, the Boston Redevelopment Authority recommends denial. Language school is incompatible with this predominantly residential area. Traffic and parking on the narrow, hilly streets is an existing problem which the school's staff and students will exacerbate.

Z-5045
814 SOUTH ST.
(ROS.)
MARSHFIELD
STREET
ROAD
TERRACE
CONWAY
ARBOROUGH
RAILROAD
ROBERT
FIELD
SOUTH CONWAY ST
ROSLINDALE RAILROAD STATION
PARKING
AVENUE
CORINTH
BELGRADE
BASILE
CUMMINS
WASHINGTON
TAFT HILL
FAIRVIEW
BROOKFIELD
BASTO
TAPPAN
WALTER
LEE
MURRAY